

Ground Floor @ 11 Dyche Street Manchester M4 4BQ

John Flinn <flinnbo@hotmail.com>

To: John Flinn <flinnbo@hotmail.com>

DESIGN AND ACCESS STATEMENT

Design and access statement for change of use of ground Floor
vacant space of 11 Dyche Street, Manchester to Cafe / Bar.



1.00 This statement is written in support of the Prer Application enquiry
to change the use of this space from disused machine shop to
a small cafe bar serving this immediate area.

This statement must be read in conjunction with the submitted drawing
and other statements and photographs.

1.1 General.

This is a building that serves small industrial businesses but also serves
failed businesses. It is time to reappraise this building as the area around
this site has changed dramatically and now has a predominance of flats
with a supermarket on the corner of Angel St. and Dyche St.

The new flats are tall multi storey buildings, and more are under constru-
ction. This has changed the dynamic of this area and brought in many
more pedestrian and local inhabitants.

These residents would benefit from a local cafe-bar on their doorstep.

This small change of use is insignificant when viewed against the redesign
of the local infrastructure and habitation.

1.2 The Site

The site is a ground floor + 2 upper floors on a square plan hemmed in on
two sides by multi storey flats and medium rise flats on the North East side.
The floors and stairs are solid concrete with protective brick shaft escape.
The site fronts Dyche Street / one way, which has timed car parking. There
are pay and display car parks close by, including parking on Ludgate Street
opposite. The demographic will be pedestrian callers.

This is an nearly example of an exposed concrete frame building with brick
infill panels and windows to the North East and South East elevations.

Access for delivery is from Ludgate Street where there is a now disused lift
and a delivery bay inset. The delivery point will be reused for beer and bottle
delivery direct to behind the bar.

There are no ecology issues with this site. There are no trees.

The site has connections to all services and drainage.

2.00 Access Statement

2.1 The site has Street frontage to 2 sides. The main entrance is from Dyche Street and will be unchanged. To overcome the 3 treads that exist to floor level, it is proposed to incorporate a platform chair lift. Customers will enter from Dyche St. and leave in the same manner.

Full provision of wc's will be provided. The Bar will operate at differing times to the cafe, as the bar will require its own licence.

2.2 Dyche Street is not a main arterial road and only serves the flats and this building. The staff will use public transport to work or be chosen on their ability to do so. There is limited parking and a service pull in to no 11 on Dyche Street.

2.3 Both Angel Street and the nearby Rochdale Road have frequent Bus Services.

People who will visit will be local and pedestrian.

The payment of services will be by card. It is not intended to run a cash business.

2.4 The site externally and internally will be covered by 24hr cctv. The escape route will be illuminated and there will be a full interlinked smoke alarm system.

Outside signs will be a matter of discretion and separate application-if required.

J M Flinn Riba
Davenport and Flinn Ltd